

October 21, 2013



**Talbot County Planning Commission**  
**Final Decision Summary**

Wednesday, September 4, 2013 at 9:00 a.m.

Bradley Meeting Room

11 N. Washington Street, Easton, Maryland

**Attendance:**

Commission Members:

Thomas Hughes

Michael Sullivan

Paul Spies

Staff:

Mary Kay Verdery, Assistant Planning Officer

Brett Ewing, Planner I

Carole Sellman, Recording Secretary

**1. Call to Order**—Commissioner Hughes called the meeting to order at 9:00 a.m. Mr. Hughes explained that the Commission was short two (2) members. All three (3) attending members must vote in favor of the application for approval, or the applicant can choose to pull their application until next month's planning commission meeting without prejudice.

**2. Decision Summary Review**—August 7, 2013—The Commission noted the following corrections to the draft decision summary:

- a. Line 62, suggest that the important points be numbered instead of lettered.
- b. Line 183, next to last sentence should be read, "Disturbance outside the buffer shall be mitigated at a 1:1 ratio."
- c. Line 329, changed to read, "Church Board Member of Tilghman United Methodist Church"
- d. Line 334, capitalize Board.
- e. Line 336, reword to read as follows: "The next hurdle was the community. The community sent out mass mailings, put up bulletins, and then they had a public meeting. Mr. Lawrence stated there was a very large attendance."
- f. Line 388, change to read as follows: "Commissioner Hughes questioned where emergency vehicles could park if there was a major fire and a staging area was needed."
- g. Line 604, changed to read as follows: "Commissioner Hughes stated he has no problem with replacing a structure with one on the same footprint, I don't have a problem with the same footprint but when someone changes the use there needs to be oversight."

Commissioner Sullivan moved to approve the draft Planning Commission Decision Summary for August 7, 2013, as amended; Commissioner Spies seconded the motion. The motion carried unanimously.

51 **3. Old Business**—None came before the Commission.

52  
53 **4. New Business**

- 54  
55 a. Administrative Variance—Linda Schock Laramy, #A194—8299 Diamond Back  
56 Cove Road, Easton, MD 21601, (map 33, grid 8, parcel 6, Lot B, zoned Rural  
57 Conservation), Bill Stagg, Lane Engineering, LLC, Agent.

58  
59 Mr. Ewing presented the staff report of the applicant's request to add a second  
60 floor bedroom expansion over an existing sunroom consisting of 147.7 square feet  
61 of gross floor area, a sitting area and covered deck. No gross floor area is  
62 proposed with the third floor attic expansion due to the ceiling height being less  
63 than 7 feet.

64  
65 Staff recommendations include:

- 66  
67 1. The applicant shall make an application to the Department of Planning and  
68 Permits and follow all rules, procedures, and construction timelines as  
69 outlined regarding new construction.  
70 2. The applicant shall commence construction on the proposed improvements  
71 within eighteen (18) months from the date of the Planning Office's "Notice to  
72 Proceed".  
73 3. Vegetation removal associated with the project may require additional  
74 mitigation. A buffer management plan may be obtained from the Department  
75 of Planning and Permits.  
76 4. The applicant shall build the deck to meet the Maryland Chesapeake Bay  
77 Critical Areas Commission's standards for pervious decks as follows:  
78 a. Install decking with a minimum of 1/4" spacing between the decking  
79 strips;  
80 b. Install approved native plants around the perimeter of the deck to  
81 minimize runoff.  
82 5. The applicant shall not expand or raise the ceiling of the third floor attic area  
83 without additional County variance approvals.  
84

85 Bill Stagg and Christine Dayton appeared on behalf of applicant. Ms. Dayton  
86 stated the project is staying within the existing footprint and they are making  
87 needed repairs on the home.

88  
89 Commissioner Hughes asked for public comments; none were made.  
90

91 Commissioner Spies moved to recommend approval by the Planning Officer of  
92 the administrative variance for Linda Schock Laramy, 8299 Diamond Back Cove  
93 Road, Easton, Maryland, provided compliance with staff recommendations  
94 occurs; Commissioner Sullivan seconded. The motion carried unanimously.  
95

- b. Administrative Variance—Gary and Nancy Gordon, #A195—23980 Oak Point Road, Bozman, MD 21612, (map 31, grid 24, parcel 22-A, zoned Rural Conservation), Bill Stagg, Lane Engineering, LLC, Agent.

Mr. Ewing presented the staff report of the applicant's request: (1) to expand and convert an existing garage to a mudroom and study (322 square foot gross floor area); (2) second floor modifications to add 230 square feet of gross floor area; (3) proposed 50 square foot raised blue stone landing. Also the applicant proposes to remove 45 square feet of gross floor area in the shoreline buffer.

The lot coverage for the entire parcel currently is legal nonconforming as it exceeds the required 15%. The applicant proposes a net decrease of 5 square feet of lot coverage. After line revision L1167 is approved and recorded, the subject site (revised tax parcel 22-A) will be 4.873 acres in size and comply with lot coverage standards. In accordance with the Office of Environmental Health the line revision must be recorded prior to issuing a building permit for the proposed construction.

Should the administrative variance be granted, staff recommendations include:

1. The applicant shall make an application to the Department of Planning and Permits and follow all rules, procedures, and construction timelines as outlined regarding new construction.
2. The applicant shall obtain approval and record a minor line revision plat prior to the issuance of a County building permit for the proposed construction.
3. The applicant shall commence construction on the proposed improvements within eighteen (18) months from the date of the Planning Office's "Notice to Proceed".
4. Administrative Variance A183 is null and void.

Bill Stagg appeared on behalf of the applicant. Mr. Stagg stated this project appeared previously and there were some issues. Applicant has requested that the requirement for the line revision be removed due to the fact that the property is not really two parcels, but is one parcel. Mr. Stagg stated he has explained to his client that Staff believed that it was two parcels and they should proceed with the revision plat process. Even if they don't abandon the line they will need to go through a line revision process for the sewage disposal area.

It was determined that the requirement would read: "The applicant shall obtain approval and record a revision plat prior to the issuance of a County building permit for the proposed construction."

Commissioner Sullivan moved to recommend to the Planning Officer to approve the administrative variance for Gary and Nancy Gordon, 23980 Oak Point Road, Bozman, Maryland, provided compliance with staff recommendations being

141 complied with, as amended, Commissioner Spies seconded. The motion carried  
142 unanimously.  
143

- 144 c. Dependable Sand and Gravel Company, Inc.—13155 Ocean Gateway, Queen  
145 Anne, MD 21657 (map 4, grid 6, parcel 15, zoned Agricultural Conservation),  
146 Rick Van Emburgh, Lane Engineering, LLC, Agent.  
147

148 Agent requested to have this case moved to October when there would be a full  
149 Commission seated.  
150

## 151 5. Discussions Items

- 152 a. On September 17<sup>th</sup> Staff is meeting with Department of Natural Resources to  
153 review our CodeSmart Communities Initiative as part of our entry into  
154 Community Rating System which is with Federal Emergency Management  
155 Agency. We are pulling together all county resources from the golf course to  
156 emergency management in a room to decide what each department does that  
157 contributes to the Community Rating System which is the program that will allow  
158 the County residents to receive discount flood insurance rates. The meeting will  
159 be from 9 a.m. to 3 p.m. at the library.  
160
- 161 b. On Sept 24<sup>th</sup> a meeting will be held at the library with FEMA and MDE to review  
162 the preliminary coastal update to the flood insurance rate maps. The County  
163 recently adopted the riverine update to the flood insurance rate maps which  
164 become effective on August 5, 2013. It will take a year or so to update the coastal  
165 maps.  
166

167 Commissioner Hughes asked how the coastal and riverine maps dovetail with the  
168 hurricane maps. Ms. Verdery stated FEMA uses historic storms and modeling  
169 form projected storms to create the coastal maps.  
170

171 Commissioner Hughes asked if anything is going to change markedly from these  
172 meetings? Ms. Verdery stated that the floodplain appears to significantly  
173 decrease. Part of it was due to the detailed information we have today as  
174 compared to thirty years ago.  
175

## 176 6. Staff Matters

## 177 7. WorkSessions

## 178 8. Commission Matters

## 179 9. Adjournment—Commissioner Hughes adjourned the meeting at 9:30 a.m.